

**17 Muir Place, Forfar, Angus, DD8 3LD**



### **Offers Over £ 141,000**

Attractive semi-detached two-bedroomed bungalow situated in a popular residential area of Forfar. The property is in 'move in' condition and would make an ideal retirement home, first time buy or rental investment. Within easy walking distance of town centre shops and other amenities, it is also well placed for commuting further afield. 17 Muir Place benefits from being a corner plot and has low maintenance gardens and a pleasant open aspect.

Accommodation comprises:- Living Room, Kitchen, 2 Double Bedrooms, Bathroom, Sun Porch.

Outside:- Gardens to front, side and rear. Mainly laid in gravel with slabbed areas, borders and shrubs. Parking area.

Gas Central Heating; Double Glazing. Energy Performance Rating:- C



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE HALL

Wooden Door into L-shaped hall giving access to all rooms. Radiator. Carpet flooring. Hatch to loft.

## LIVING ROOM (3.84m x 3.23m)

Bright living room, freshly decorated with window to the front. Radiator. Fitted carpet.



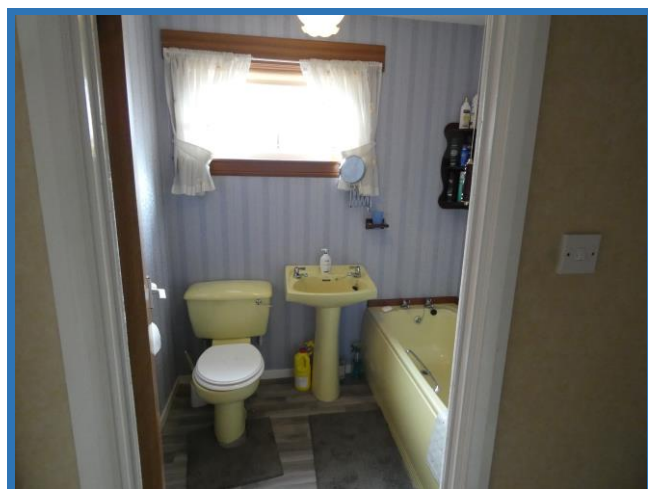
## KITCHEN (3.38m x 2.16m)

Fitted kitchen with window to the side. Washing machine, cooker, fridge and freezer. Radiator. Carpet flooring.



## BATHROOM (1.70m x 2.09m)

3-piece suite. Window to the side. Radiator. Vinyl flooring.



## BEDROOM ONE (3.41m x 2.50m)

Double room with window to the rear. Built-in wardrobes. Radiator. Carpet flooring.



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## **BEDROOM TWO** (2.47m x 2.47m)

Double room with window to the front. Radiator. Carpet flooring.



## **SUN PORCH** (2.74m x 1.82m)

Compact sitting area with access to rear garden.



## **OUTSIDE**

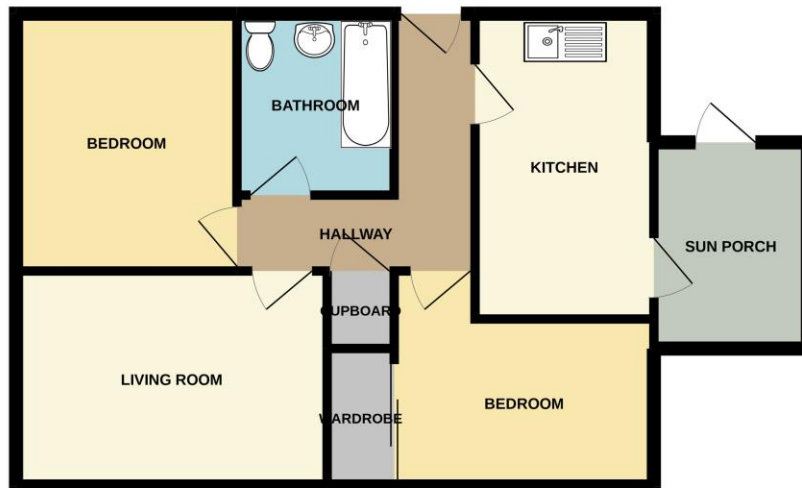
Attractive, easily maintained gardens to front, side and rear. Wooden shed. Off Street parking.



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02/02

**VIEWING:** By appointment with the subscribers,  
MacHardy, Alexander & Whyte, 01307 463593

**ENTRY:** By negotiation

Whilst these particulars are believed to be correct  
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